

ALTERATIONS & ADDITIONS

at: 22 SUFFOLK AVENUE, COLLAROY

for: JO HARPER

Architect: INCIDENTAL ARCHITECTURE

Prepared By:

NB Consulting Engineers
STRUCTURAL • CIVIL • STORMWATER • REMEDIAL

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DRAWING SCHEDULE:

- D01 A STORMWATER DRAINAGE GENERAL NOTES
- D02 A SITE STORMWATER DRAINAGE PLAN
- D03 A GROUND FLOOR STORMWATER DRAINAGE PLAN
- D04 A ROOF STORMWATER DRAINAGE PLAN
- D10 A STORMWATER DRAINAGE DETAILS SHEET 1
- D20 A ROOF CATCHMENT PLAN
- D21 A OSD CATCHMENT PLAN

ISSUED FOR D.A.
SUBMISSION ONLY
NOT FOR
CONSTRUCTION

IF IN DOUBT ASK

181130

REV. A - 19.05.2025

GENERAL NOTES: Dated - 16.01.2024

1. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION IF THE ISSUE DATE PRECEDES THE ISSUE DATE ON THE LATEST ARCHITECTURAL DRAWINGS, OR ANY RELEVANT CIVIL & STRUCTURAL ENGINEERING PLANS UNLESS THE PLANS HAVE BEEN FULLY COORDINATED BY THE PROJECT PLANNER.
2. DO NOT SCALE FROM THESE DRAWING.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WITH ASSOCIATED WORK.

STORMWATER NOTES:

GENERAL:

- AT: ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS (LATEST VERSION), THE REQUIREMENTS OF THE LOCAL COUNCIL AND ANY APPLICABLE AUTHORITIES.
- A2: ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (UML) UNLESS NOTED OTHERWISE.
- A3: THE LOCATION OF ALL DRAINAGE ELEMENTS ARE SHOWN INDICATIVELY BASED ON VISUALABLE SURVEY OR OTHER INFORMATION. ALL DRAINAGE ELEMENTS ARE TO BE INSTALLED WITH COOPERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- A4: ANY MATERIAL VARIATIONS TO THE DRAINAGE CONCEPT OR DETAILED STORMWATER ELEMENTS MUST BE APPROVED BY NORTHERN BEACHES CONSULTING ENGINEERS PVT LTD PRIOR TO COMMENCEMENT.
- A5: ANY EXCAVATION OR TREKCHING FOR SERVICES ADJACENT TO A STRUCTURE OR PROPERTY BOUNDARY MUST NOT ENROACH ON THE ZONE OF INFLUENCE, REFER TO THE NCC FOR FURTHER DETAILS.
- A6: ALL LEVELS SHOWN ON THIS PLAN MUST BE COORDINATED WITH ALL RELEVANT INFORMATION, INCLUDING THE ARCHITECTURAL, CIVIL & STRUCTURAL ENGINEERING PLANS, WHERE A LEVEL IS SHOWN WITHIN A RAISED AREA (EG A PIT GRATE). THE LEVEL IS APPROXIMATE AND MAY NEED TO BE ADJUSTED TO ACCOPADATE THE SLOPE.
- A7: ANY DESIGN CLASHES, INCLUDING WITH SERVICES, STRUCTURE CONFIGURATION OR FINISHED LEVELS MUST BE COMMUNICATED WITH THE PROJECT STORMWATER ENGINEER NOMINATED ON THIS PLAN PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

- BY: CONTRACTORS TO LOCATE ALL EXISTING SERVICES PRIOR TO EXCAVATION AND NOTIFY ENGINEER OF ANY POTENTIAL CLASHES WITH THE PROPOSED STORMWATER DRAINAGE SYSTEM.
- BO: ANY ELEMENTS OF THE EXISTING STORMWATER SYSTEM WHICH ARE PROPOSED TO BE RETAINED MUST BE INSPECTED AND APPROVED BY AN ENGINEER PRIOR TO CONSTRUCTION AS BOTH HAVING ADEQUATE CAPACITY TO CATER FOR THE RUNOFF DIRECTED TO IT AND BEING IN ADEQUATE CONDITION FOR USE.
- BS: EXISTING STORMWATER SYSTEM ALSO TO BE INSPECTED BY A SUITABLY QUALIFIED PLUMBER PRIOR TO CONSTRUCTION AND UPGRADED AS REQUIRED IN ACCORDANCE WITH AS3500.3.
- BA: CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES MAY BE REQUIRED SUBJECT TO THE PROJECT ARBORIST'S REQUIREMENTS. REFER TO THE ARBORIST REPORT FOR EXCAVATION REQUIREMENTS SURROUNDING PROTECTED TREE ROOT ZONES.
- BB: SWIMMING POOL SURCHARGE OVERFLOW TO BE CONNECTED VIA GRAVITY TO THE SEWER IN ACCORDANCE WITH AS3500. DETAILS AND CERTIFICATION BY OTHERS.
- BA: EXTENT, ALIGNMENT, DEPTH AND CONDITION OF ANY COUNCIL STORMWATER PIPELINE WITHIN A DEVELOPMENT SITE MUST BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER MUST BE NOTIFIED UPON VERIFICATION. ANY NEW CONNECTION TO A COUNCIL STORMWATER PIPELINE WILL BE SUBJECT TO COUNCIL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL SPECIFICATIONS.
- BY: ALL UNDERGROUND CONFINED SPACES MUST PROVIDE SAFE AND SUFFICIENT MAINTENANCE ACCESS POINTS IN ACCORDANCE WITH WORK HEALTH AND SAFETY BILL 2011, WORK HEALTH AND SAFETY REGULATIONS 2011 AND AUSTRALIAN STANDARDS AS 2965-2009 CONFINED SPACES. ADOPTIVE VENTILATION POINTS MUST BE PROVIDED WHERE GAS BUILD UP IS LIKELY.
- BB: THE PROJECT ENGINEER MUST BE NOTIFIED IF ANY CHANGES ARE PROPOSED DURING CONSTRUCTION TO WHAT IS SHOWN ON THE LATEST STORMWATER MANAGEMENT PLAN PREPARED BY NICE. THIS MUST BE CO-ORDINATED AND APPROVED BY NICE. IF NICE ARE NOT NOTIFIED OF ANY CHANGES DURING CONSTRUCTION, THIS MAY HINDER FINAL CERTIFICATION.
- BA: NICE MUST CONDUCT A FINAL INSPECTION OF ANY INSTALLED STORMWATER WORKS PRIOR TO ISSUE OF THE FINAL HYDRAULIC CERTIFICATION.
- BO: THE PROJECT BUILDER MUST CONTACT THE PROJECT STORMWATER ENGINEER FOR SITE INSPECTIONS IN ACCORDANCE WITH THE SITE INSPECTION SCHEDULE SHOWN ON THIS DRAWING. UNO, IF NICE DO NOT INSPECT THE ITEMS DETAILED ON THE SITE INSPECTION SCHEDULE, THIS MAY AFFECT THE FINAL HYDRAULIC CERTIFICATION.
- PIPEWORK INSTALLATION:**
- C1: ALL PIPES TO BE MINIMUM 100mm Ø UNLESS NOTED OTHERWISE.
- C2: ALL PIPES TO BE PVC SEWER GRADE TO AS 1254 UNLESS NOTED OTHERWISE.
- C3: ALL PIPES TO BE LAYED AT 1 x MINIMUM GRADE UNLESS NOTED OTHERWISE.
- C4: ALL CONNECTIONS INTO EXISTING PIPES MUST BE MADE IN THE DIRECTION OF FLOW.
- C5: ANY NEW PVC CONNECTIONS INTO EXISTING R.C. PIPES MUST BE MADE INTO THE TOP HALF OF THE PIPE USING A FLOCON CONNECTION FITTING UNO.
- C6: ALL PIPES SHALL BE Laid ON A 75mm SAND BED, COMPACTED TO 100% MTD, BELOW PAVEMENTS. (NO COMPACTION REQUIRED BELOW LANDSCAPING) COVER TO BE PROVIDED FROM TOP OF PIPE TO BE 300mm MINIMUM BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMPING AND WATERING. IN TRENCHES TO BE FILLED WITH NO-FINES GRANULAR MATERIAL AS SPECIFIED.
- C7: ALL EXISTING EXTERIOWARE PIPES TO BE UPGRADED TO PVC.
- C8: MINIMUM PIPE COVER TO ALL IN-GROUND PIPEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH TABLE 6.2.3 - AS3500.3 (2021).
- C9: ALL SUSPENDED PIPE FININGS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS5092.
- C10: ENSURE THAT ALL STORMWATER PITS AND PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- C11: ALL PIPEWORK MUST BE INSTALLED WITHIN THE SITE BOUNDARY OF THE DEVELOPMENT SITE. ANY NEW OR EXISTING PIPEWORK EXTENDING THROUGH PRIVATE PROPERTY BEYOND THE BOUNDARY OF THE DEVELOPMENT SITE MUST BE CONTAINED SOLELY WITHIN A DRAINAGE EASEMENT. IF NO DRAINAGE EASEMENT EXISTS, A NEW DRAINAGE EASEMENT MUST BE Sought AND REGISTERED PRIOR TO UTILISING OR INSTALLING PIPEWORK THROUGH NEIGHBOURING PROPERTIES. CONTACT THE ENGINEER IF A DRAINAGE EASEMENT CANNOT BE OBTAINED.
- C12: THE PROJECT STORMWATER ENGINEER MUST BE NOTIFIED AND INSPECT ALL IN-GROUND PIPEWORK AND CONNECTIONS PRIOR TO BACKFILLING. IF ENGINEER DOES NOT INSPECT THE IN-GROUND PIPEWORK, THIS MAY AFFECT THE FINAL HYDRAULIC CERTIFICATION. NICE WILL NOT APPROVE PIPE GRADES. ALL PIPE GRADES MUST BE VERIFIED BY A SUITABLY QUALIFIED PERSON.
- C13: PIPE ANCHOR BLOCKS TO BE INSTALLED FOR ALL PVC PIPEWORK WHEN THE GRADIENT EXCEEDS 15 IN ACCORDANCE WITH AS 3500.3.
- ROOF DRAINAGE:**
- D1: ALL DOWN PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
- D2: DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- D3: PROVIDE CLEANING FITS AT ALL DOWNPIPES.
- D4: GUTTER GUARDS MUST BE INSTALLED ON ALL GUTTERS UNLESS NOTED OTHERWISE.
- D5: ALL EAVES GUTTER AND VALLEY GUTTER SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3 REQUIREMENTS.
- D6: ALL BOX GUTTER SYSTEMS MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH THE DETAILS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLAN. IF NO DETAILS ARE SHOWN, THE BOX GUTTER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3. IF ANY CHANGE TO THE BOX GUTTER SYSTEM CONFIGURATION IS PROPOSED, THE ENGINEER MUST BE NOTIFIED FOR A RE-DESIGN. IF THE INSTALLED BOX GUTTER DOES NOT STRICTLY COMPLY WITH THE DESIGN DETAILED ON THE STORMWATER MANAGEMENT PLAN, CERTIFICATION OF THE HYDRAULIC SYSTEM MAY BE REFUSED.
- D7: ALL GREEN ROOFS, PEBBLED ROOFS AND PLANTERS WITH A CONCRETE BASE MUST BE WATERPROOFED AND HAVE DRAINAGE CELL INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

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- D8: IF ANY VALLEY GUTTER SHOWN ON THIS PLAN IS BELOW A 12.5-DEGREE ROOF PITCH WITH A CATCHMENT AREA ABOVE 20m², A CUSTOM VALLEY GUTTER, OR BOX GUTTER WILL BE REQUIRED. IF THE ROOF PITCH REQUIREMENT CANNOT BE ACHIEVED, THE PROJECT ENGINEER MUST BE NOTIFIED FOR DESIGN DETAILS AND THE GUTTER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3 PRIOR TO CONSTRUCTION.
- D9: ADEQUATE FLASHING WILL BE REQUIRED TO DIVERT FLOW AROUND SCOTLIGHTS, FLASHING WORKS TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON AND BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
- D10: ALL EAVES GUTTERS MUST BE MINIMUM 80mm HALF ROUND GUTTERS (WITH A CROSS-SECTIONAL AREA OF 400mm²) OR AN APPROVED EQUIVALENT. UNO, ALL EAVES GUTTER FALLS MUST BE DIRECTED TO THE NOMINATED DOWNSPIES AS SHOWN ON THE STORMWATER MANAGEMENT PLAN. THE PROJECT STORMWATER ENGINEER MUST BE NOTIFIED IF ANY CHANGES ARE PROPOSED OR THE ABOVE CANNOT BE ACHIEVED PRIOR TO CONSTRUCTION.
- D11: ALL EAVES GUTTERS AND ASSOCIATED DOWNSPIES MUST BE INSTALLED IN ACCORDANCE WITH TABLE 9.5.2, AS3500.3 (2021). UNLESS NOTED OTHERWISE.
- D12: NOTIFY THE PROJECT ENGINEER IF THE MINIMUM HEAD PRESSURE HEIGHT (AS SHOWN ON THIS PLAN) BETWEEN THE INVERT OF THE GUTTER AND INVERT OF THE CHANGED SYSTEM OUTLET CANNOT BE ACHIEVED.
- D13:**
- E1: ALL STORMWATER PITS MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3.
- E2: ALL CONCRETE PITS TO BE DESIGNED BY STRUCTURAL ENGINEER.
- E3: MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS TO BE IN ACCORDANCE WITH TABLE 7.5.2.1, AS3500.3 (2021).
- E4: ALL PITS GREATER THAN 1200mm DEEP SHALL HAVE STEP IRONS INSTALLED STEP IRON INSTALLATION MUST BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- E5: THE BOUNDARY OR SILT ARRESTOR PIT MUST INCORPORATE A SUMP OF MINIMUM 200mm DEPTH BELOW THE INVERT OF THE OUTLET PIPE AND A MAXI-FINES SCREEN AS PER LOCAL COUNCIL AND THE AUSTRALIAN STANDARD REQUIREMENTS. HOWEVER, UNLESS SPECIFICALLY REQUIRED BY COUNCILS POLICY OR IF THE SITE CONSISTS OF A CLAY OR ROCK SUBGRADE, ALL OTHER DRAINAGE PITS WILL NOT REQUIRE A SUMP.
- E6: ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT POUNDED WATER.
- E7: FOR STORMWATER PITS LOCATED BELOW THE WATER TABLE, CUT INTO ROCK OR IN ROCKY DRAINED SOILS, THE PIT SUMP MUST BE FILLED WITH TIGHTLY AND SCREENED TOWARDS THE OUTLET AT MINIMUM IT FALLS, SUBJECT TO THE ENGINEERS APPROVAL.
- E8: A STAINLESS STEEL OR GALVANISED IRON SCREEN (MAXI-FINES RESSO OR APPROVED EQUIVALENT) MUST BE INSTALLED OVER OUTLETS WITHIN ALL SURFACE PITS AND ORIFICE PLATES, UNO, THE TRASH SCREEN AREA MUST BE A MINIMUM OF 50 TIMES THE ORIFICE AREA FOR ALL ORIFICES BELOW 150mm DIAMETER. IF ABOVE 150mm, TRASH SCREEN AREA MAY BE REDUCED TO 20 TIMES THE ORIFICE AREA. ALL TRASH SCREENS MUST REMAIN A DISTANCE OF 15 TIMES THE ORIFICE AREA AWAY FROM THE OUTLET STRUCTURE, OR 200mm, WHICHEVER IS GREATER.
- E9: 20mm MEEP HOLES TO BE INSTALLED AT 200mm CENTRES AT THE BASE OF ALL SURFACE PITS UNLESS FOUNDED ON A ROCK FOUNDATION.

- SUBSOIL DRAINAGE:**
- F1: ALL SUBSOIL DRAINAGE TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH AS3500.3 (SPECIFICALLY SECTION 6, 7 AND APPENDIX 1) AND THE NCC.
- F2: INSTALLATION OF SUBSOIL DRAINAGE LINES IS GENERALLY REQUIRED WHERE SURFACE WATER EXCESSIVE TOUSURE OR LATERAL WATER PRESSURE. THIS INCLUDES ALONG WALLS THAT INTERFERE THE NATURAL FLOW OF GROUNDWATER, ON THE UPWILL SIDE OF CUT AND FILL SITES, ADJACENT TO DEEP FOOTINGS, BEHIND RETAINING WALLS AND ADJACENT TO BARRIERT WALLS. SUBSOIL DRAINAGE IS GENERALLY ALSO REQUIRED IN SLOPED LANDSCAPED AREAS OVER ROCK OR ROCKY DRAINED SOILS TO PREVENT OVERLY SATURATED LANDSCAPED AREAS.
- F3: THE INSTALLATION OF SUBSOIL DRAINAGE MAY REDUCE TREKCHING THROUGH ROCK.
- F4: ALL SUBSOIL LINES ARE TO BE 100mm PVC SLOTTED PIPE (UNSOCKETED), Laid AT (MIN.) 0.5% FALL UNO.
- F5: THE SUBSOIL LINES ARE TO BE SURROUNDED BY SELECT FILTER MATERIAL, GENERALLY 10-20mm DIAMETER AGGREGATE.
- F6: THE TRENCH SHALL BE SIZED TO PROVIDE A MINIMUM 50mm BEDDING AND 100mm COVER ALL AROUND THE SUBSOIL LINE. GENERALLY MINIMUM 300mm WIDE X 300mm DEEP. THE TRENCH IS TO BE MEASURED ALL-ROUND IN NON-MOVED, GEOTEXTILE FABRIC OF STRENGTH CLASS A, WITH SUFFICIENT OVERLAP (LESSER OF TRENCH WIDTH OR 500mm).
- F7: WHERE THE IN-SITU SOILS HAVE A GRAIN SIZE SMALLER THAN THE GEOTEXTILE FABRIC, COARSE WASHED-SAND SHOULD BE USED AS A FILTER TO PREVENT BLOCKAGE OF THE GEOTEXTILE.
- F8: THE BACKFILL LAYER OVER THE TRENCH SHALL BE NO-FINES COARSE WASHED-SAND, WHERE LANDSCAPED AREAS ARE PROPOSED OVER THE TRENCH, THE TOP 300mm OF BACKFILL MAY BE MIXED WITH UP TO 20% ORGANIC MATTER.
- F9: ALL SUBSOIL LINES ARE TO DISCHARGE INTO A GATED PIT, AT A LEVEL, MINIMUM 50mm ABOVE THE PIT OUTLET INTO THE PROJECT BUILDER IS TO IMPLEMENT APPROPRIATE MEASURES TO PREVENT SUBSOIL LINE BLOCKAGE OR INFECTION OF VERMIN.
- F10: THE HEADEND OF THE SUBSOIL LINE IS TO BE TURNED UP AT 45° AND TERMINATE AT GROUND LEVEL WITH AN INSPECTION CAP TO ENABLE FUTURE FLUSH OUT AND MAINTENANCE.
- F11: 100mm Ø x 3000mm LONG TAIL OUT SUBSOIL LINE TO BE PROVIDED ON THE DOWNSTREAM SIDE OF ALL LARGE PITS OR IN AREAS WITH HIGH SEEPAGE FLOWS. SUBSOIL LINE TO BE COVERED WITH GEOTEXTILE FILTER SOCK FOR THE FULL LENGTH AND END COVERED. BACKFILL MUST BE IN NO-FINES COARSE WASHED-SAND.

- CHARGED SYSTEM:**
- G1: ALL PIPEWORK IN A CHARGED SYSTEM TO BE 100mm Ø PVC PRESSURE OR SEWER GRADE PIPES WITH ALL JOINTS PRESSURE SEALED TO A MINIMUM OF 1,000mm (UNLESS NOTED OTHERWISE) ABOVE THE HIGHT OF THE DISCHARGE POINT. ALL JOINTS TO BE SOLVENT WELDED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
- G2: ALL CHARGED SYSTEMS MUST HAVE A BLEED OUT LINE AT THE LOW POINT IN THE CHARGED SYSTEM WHICH MUST BE CONNECTED TO A FLUSH OUT PIT VIA GRAVITY. THE BLEED LINE MUST BE MAINTAINED AND REGULARLY FLUSHED OUT.
- ON-SITE DETENTION NOTES:**
- H1: ORIFICE PLATE MUST BE INSTALLED PRIOR TO INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE SITE STORMWATER SYSTEM TO THE ON-SITE DETENTION TANK.
- H2: THE HEIGHT DIFFERENCE (H₂) BETWEEN THE ORIFICE CENTRELINE AND THE TOP WATER LEVEL OF THE ON-SITE DETENTION TANK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN. IF H₂ CHANGES DUE TO SITE CONDITIONS, THE ENGINEER MUST BE NOTIFIED FOR AN ORIFICE PLATE SIZE ADJUSTMENT.
- H3: ANY PIPE FITTINGS FOR BELOW GROUND ON-SITE DETENTION TANKS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- H4: ACCESS LADGES MUST BE INSTALLED AT BOTH ENDS OF THE ON-SITE DETENTION TANK. IF THE DEPTH OF THE TANK IS GREATER THAN 1200mm, STEPS IRONS MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- H5: ABOVE GROUND ON-SITE DETENTION BASINS MUST NOT EXCEED A POUNDING DEPTH OF 300mm, UNLESS NOTED OTHERWISE. THE BUILDER MUST ENSURE THAT THE REQUIRED DETENTION VOLUME IS ACHIEVED DURING CONSTRUCTION. A WORK-AS-REQUIRED PLAN DETAILING THE FINISHED LEVELS AND VOLUME OF THE ON-SITE DETENTION BASIN MUST BE CARRIED OUT AT THE COMPLETION OF WORKS BY A REGISTERED SURVEYOR OR APPROVED BY THE ENGINEER PRIOR TO FINAL CERTIFICATION.
- H6: IF ORIFICE HEIGHT (H₁) IS SUBJECT TO CHANGE, THE PROJECT ENGINEER MUST BE NOTIFIED FOR AN ORIFICE PLATE ADJUSTMENT.
- H7: POUNDING DEPTH IN LANDSCAPED AREAS MUST NOT EXCEED 300mm UNDER THE DESIGN CONDITIONS FOR ALL RESIDENTIAL DEVELOPMENTS. IF THE POUNDING DEPTH EXCEEDS 300mm, POOL FENCING MUST BE DESIGN AND CONSTRUCTED IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992.
- H8: THE MAINLINE SLOPE AND BATTERS SHOULD NOT EXCEED 1 IN 4. UNO, THE MINIMUM SLOPE IN LANDSCAPED BASINS MUST BE 1:5%, WITH ABSOLUTE MINIMUM BEING 1%, UNO, NO PLANTING IS ALLOWED WITHIN THE LANDSCAPED BASIN AREA.
- H9: SUB-SOIL DRAINAGE MUST BE INSTALLED WITHIN LANDSCAPED BASIN AREA IN ACCORDANCE WITH AS3500.3 AND DIRECTED TO THE SITE STORMWATER SYSTEM TO PREVENT POUNDED SATURATED GROUND CONDITIONS.

- SURFACE DRAINAGE:**
- I1: WHEN LAND FALLS TOWARDS A BUILDING, INCLUDING LAND INSLOPE OF THE PROPERTY BOUNDARY, GROUND SURFACE LEVELS ADJACENT TO THE BUILDING ARE TO BE REDUCED SUCH THAT THE FIRST TERRACE HAS MINIMUM 50mm FALL AWAY FROM THE BUILDING, GENERALLY IN ACCORDANCE WITH THE NCC.
- I2: ANY NEW DEVELOPMENT WORKS MUST NOT CREATE ANY TRAPPED SURFACE AREAS IN SUCH CASES WHERE TRAPPED AREAS EXIST, SHALE DRAINS OR GRATED PITS WITH PIPED OUTLETS OF ADEQUATE CAPACITY MAY BE REQUIRED TO ROUTE RUNOFF AROUND THE BUILDING TO AN APPROVED DISCHARGE POINT. IF THE TRAPPED AREA IS BELOW THE NATURAL SURFACE LEVEL, A PUMP OUT SYSTEM MAY BE REQUIRED. IN EITHER CASE, THE PROJECT ENGINEER MUST BE CONTACTED FOR DESIGN DETAILS (AS REQUIRED) PRIOR TO CONSTRUCTION.
- I3: BUILDER TO PROVIDE A MINIMUM 100mm WIDE X 30mm HIGH OR 50mm DIA OVERFLOW FOR EVERY 6m OF EXPOSED AREA THAT IS TRAPPED OR SURROUNDED BY JOBS/BAULS/TRADES/MATERIALS, ETC. THE FULL OVERFLOW DEPTH MUST BE LOCATED BELOW ANY ADJACENT INTERNAL FLOOR LEVELS OR OPENINGS TO PROTECT AGAINST WATER INGRESS DUE TO BLOCKAGE OF THE PRIMARY OUTLET(S). THE OVERFLOW MUST BE FREE DRAINING TO THE LEGAL POINT OF DISCHARGE.
- I4: ALL INTERNAL FINISHED FLOOR LEVELS MUST BE A MINIMUM 50mm ABOVE ALL ADJACENT PAVED EXTERNAL LEVELS AND 100mm ABOVE ALL ADJACENT PREVIOUS EXTERNAL LEVELS. UNO, IMMEDIATELY ADJACENT EXTERNAL AREAS (WITHIN 1m OF INTERNAL AREAS) MUST SLOPE AWAY FROM THE DWELLING AT A MINIMUM 2.5% FALL. IF ANY ASPECT IS UNACHIEVABLE, NICE MUST BE NOTIFIED FOR ALTERNATIVE DRAINAGE DETAILING, IF APPLICABLE.
- I5: ALL TRAPPED AREAS REQUIRE BOTH PRIMARY DISCHARGE & EMERGENCY (SECONDARY) DISCHARGE PROVISIONS IN CASE THE PRIMARY DISCHARGE BLOCKS. THIS MUST BE COORDINATED WITH THE PROJECT HYDRAULIC ENGINEER PRIOR TO CONSTRUCTION.

- DISCHARGE DETAILS:**
- J1: WHEN LAND FALLS TOWARDS A BUILDING, INCLUDING LAND INSLOPE OF THE PROPERTY BOUNDARY, GROUND SURFACE LEVELS ADJACENT TO THE BUILDING ARE TO BE REDUCED SUCH THAT THE FIRST TERRACE HAS MINIMUM 50mm FALL AWAY FROM THE BUILDING, GENERALLY IN ACCORDANCE WITH THE NCC.
- J2: ANY NEW DEVELOPMENT WORKS MUST NOT CREATE ANY TRAPPED SURFACE AREAS IN SUCH CASES WHERE TRAPPED AREAS EXIST, SHALE DRAINS OR GRATED PITS WITH PIPED OUTLETS OF ADEQUATE CAPACITY MAY BE REQUIRED TO ROUTE RUNOFF AROUND THE BUILDING TO AN APPROVED DISCHARGE POINT. IF THE TRAPPED AREA IS BELOW THE NATURAL SURFACE LEVEL, A PUMP OUT SYSTEM MAY BE REQUIRED. IN EITHER CASE, THE PROJECT ENGINEER MUST BE CONTACTED FOR DESIGN DETAILS (AS REQUIRED) PRIOR TO CONSTRUCTION.
- J3: BUILDER TO PROVIDE A MINIMUM 100mm WIDE X 30mm HIGH OR 50mm DIA OVERFLOW FOR EVERY 6m OF EXPOSED AREA THAT IS TRAPPED OR SURROUNDED BY JOBS/BAULS/TRADES/MATERIALS, ETC. THE FULL OVERFLOW DEPTH MUST BE LOCATED BELOW ANY ADJACENT INTERNAL FLOOR LEVELS OR OPENINGS TO PROTECT AGAINST WATER INGRESS DUE TO BLOCKAGE OF THE PRIMARY OUTLET(S). THE OVERFLOW MUST BE FREE DRAINING TO THE LEGAL POINT OF DISCHARGE.
- J4: ALL INTERNAL FINISHED FLOOR LEVELS MUST BE A MINIMUM 50mm ABOVE ALL ADJACENT PAVED EXTERNAL LEVELS AND 100mm ABOVE ALL ADJACENT PREVIOUS EXTERNAL LEVELS. UNO, IMMEDIATELY ADJACENT EXTERNAL AREAS (WITHIN 1m OF INTERNAL AREAS) MUST SLOPE AWAY FROM THE DWELLING AT A MINIMUM 2.5% FALL. IF ANY ASPECT IS UNACHIEVABLE, NICE MUST BE NOTIFIED FOR ALTERNATIVE DRAINAGE DETAILING, IF APPLICABLE.
- J5: ALL TRAPPED AREAS REQUIRE BOTH PRIMARY DISCHARGE & EMERGENCY (SECONDARY) DISCHARGE PROVISIONS IN CASE THE PRIMARY DISCHARGE BLOCKS. THIS MUST BE COORDINATED WITH THE PROJECT HYDRAULIC ENGINEER PRIOR TO CONSTRUCTION.

NORTHERN BEACHES COUNCIL - REGION 2 ON-SITE DETENTION SYSTEM CALCULATION SHEET

ADDRESS: 22 SUFFOLK AVENUE, COLLAROY

ALL WORKS IN ACCORDANCE WITH COUNCIL'S WATER MANAGEMENT FOR DEVELOPMENT POLICY.

DEVELOPMENT TYPE
REGION
2
ALTERATIONS AND ADDITIONS

SITE DETAILS
TOTAL SITE AREA
840.1 m²
PRE DEVELOPMENT IMPERVIOUS AREA
319.2 m² (38.0% OF SITE)
POST DEVELOPMENT IMPERVIOUS AREA
603.6 m² (71.8% OF SITE)
INCREASE
284.4 m²

OSD REQUIREMENTS

THE PROPOSED DEVELOPMENT CONSISTS OF A SECONDARY DWELLING THAT INCREASES TOTAL SITE IMPERVIOUS AREA TO BE GREATER THAN 60% TOTAL SITE AREA, THEREFORE OSD IS REQUIRED.

OSD STORAGE REQUIREMENT

PRE-DEVELOPMENT DISCHARGE
20% AEP
24 L/s
1% AEP
47 L/s

POST DEVELOPMENT SITE DISCHARGE

20% AEP
24 L/s (10 L/s FROM OSD)
1% AEP
44 L/s (16 L/s FROM OSD)
OSD VOLUME REQUIRED
5.5 m³ (6.0 m³ PROVIDED)

RAINWATER REUSE STORAGE REQUIREMENT

RAINWATER BASIN REQUIRED
2.5 m³ (3.0 m³ PROVIDED)
BASIN REQUIRED ROOF AREA TO RAINWATER TANKS
194 m² (209 m² PROVIDED)

OUTLET CONTROL

METHOD OF DISCHARGE
DIRECT CONNECTION TO COUNCIL KIP

BEFORE YOU DIG NOTE:
NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CALL

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
 - INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
 - LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
 - CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESSES
 - CUT OFF EMERGENCY SERVICES
 - DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED
- MINIMISE YOUR RISK AND CONTACT
www.beyond.com.au BEFORE YOU DIG.



STORMWATER INSPECTION SCHEDULE

INSPECTION ITEMS	STAGE OF CONSTRUCTION
IN-GROUND PIPEWORK	PRIOR TO BACKFILL
IN-GROUND INFILTRATION/DISPERSION TRENCHES	PRIOR TO BACKFILL
IN-GROUND PREFABRICATED TANKS	PRIOR TO CONCRETE POUR/BACKFILL
PIPEWORK CAST-IN SLABS	PRIOR TO CONCRETE POUR
BOX GUTTERS	POST INSTALLATION WITH SAFE ROOF ACCESS MADE AVAILABLE
ABOVE GROUND PIPEWORK + FINISHED SURFACE LEVELS	FINAL CERTIFICATION

Scale check - 100mm when printed to scale

A1

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DOCUMENT CERTIFICATION

Date: 19.05.2025
Michael Michio
B.E.(Civil), MEMA, PRG DEP
(Director - NB Consulting Engineers)
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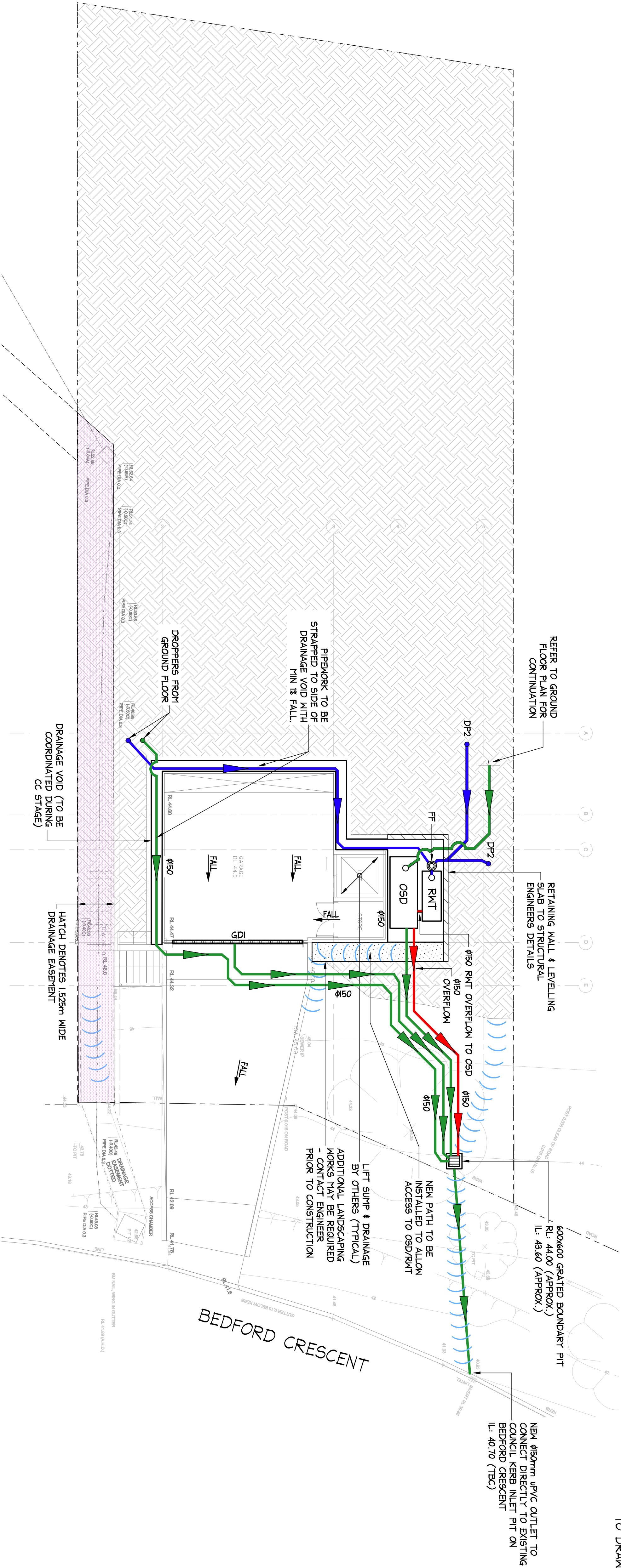
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Sydney: Ph: (02) 9984 7000
Unit 11, 1 Vuko Place, Warriewood NSW 2102
Gold Coast: Ph: (07) 5631 4744
Suite 1, 308 Griffin Street, Coolangubla QLD 4225
E: nb@nbconsulting.com.au | W: www.nbconsulting.com.au

Architect:
INCIDENTAL ARCHITECTURE
Client:
JO HARPER
Drawing Title:
STORMWATER DRAINAGE
GENERAL NOTES
Job No:
181130
Design:
MF
Drawn:
LS
Issue:
A

NOTES:

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LEGEND

DP2 • 100mm ϕ DOWNPIPE TO DISCHARGE TO OSD

NEW OVERFLOW STORMWATER PIPE

NEW SURFACE DRAINAGE STORMWATER PIPE

NEW ROOF DRAINAGE STORMWATER PIPE

STORMWATER PIPE FLOW DIRECTION

STORMWATER PIT

OVERLAND FLOW PATH

OSD TANK, KINGSPAN 6,000L MODLINE TANK (1150Wx3000Lx1860H), REFER DETAIL

RAINFALL TANK, KINGSPAN 3,000L MODLINE TANK (800Wx2000Lx2020H), REFER DETAIL

GDI - 150 MIN DEPTH x 150 WIDE GRATED DRAIN

FF - VERTICAL FIRST FLUSH, REFER TO DETAILS

NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

SITE STORMWATER DRAINAGE PLAN

SCALE = 1 : 100

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By: LS		Review: SAR		The copyright of this drawing remains with NB Consulting Engineers	
Document Certification		Date: 19.05.2025		Michael Macchio	
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Gold Coast: Ph: (07) 5631 4744		Suite 1, 308 Griffin Street, Coolangub QLD 4225		E: nb@nbconsulting.com.au W: www.nbconsulting.com.au	
Architect: INCIDENTAL ARCHITECTURE		Project: ALTERATIONS & ADDITIONS 22 SUFFOLK AVENUE, COLLAROY		Design: MF	
Client: JO HARPER		Drawing Title: SITE STORMWATER DRAINAGE PLAN		Job No: 181130	
Draft: LS		Drawing No: D02		Issue: A	

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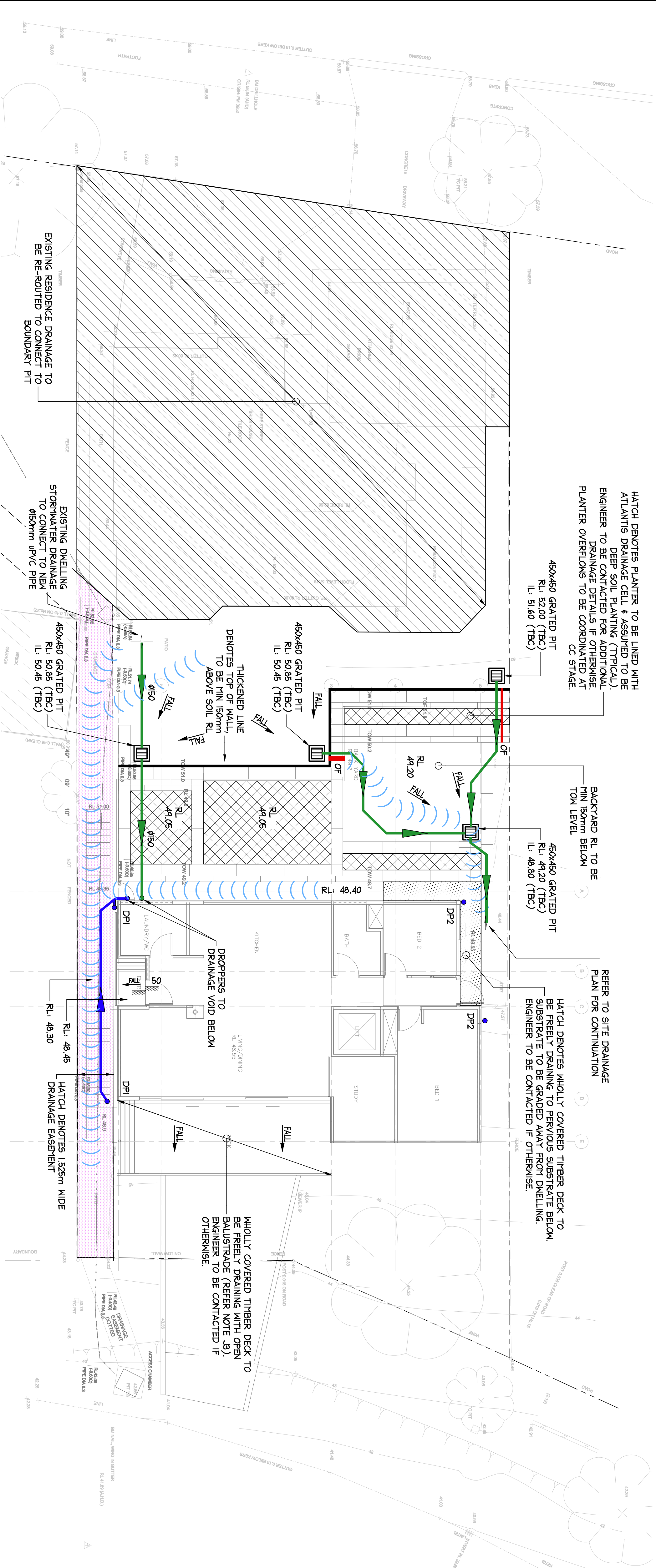
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LEGEND

- DPI • 150mm ϕ DOWNPIPE TO DISCHARGE TO OSD
 - DP2 • 100mm ϕ DOWNPIPE TO DISCHARGE TO OSD
 - OF OVERFLOW (TO BE COORDINATED AT CC STAGE)
 - NEW SURFACE DRAINAGE STORMWATER PIPE
 - NEW ROOF DRAINAGE STORMWATER PIPE
 - STORMWATER PIPE FLOW DIRECTION
 - STORMWATER PIT
 - OVERLAND FLOW PATH
 - RECOMMENDED TO PROVIDE MINIMUM 150mm SET DOWN TO EXTERNAL AREAS. ALTERNATIVELY THRESHOLD DRAINAGE TO BE INCORPORATED INTO SUBSILL.
- NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

GROUND FLOOR STORMWATER DRAINAGE PLAN

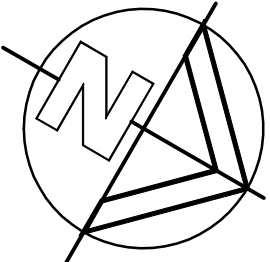
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DOCUMENT CERTIFICATION		Architect:	Project:		Design:	Drawn:
Date : 19.05.2025		INCIDENTAL ARCHITECTURE		ALTERATIONS & ADDITIONS		WF
Michael Mach Jo		Client:		22 SUFFOLK AVENUE, COLLAROY		LS
B.E.(Civ), MPA&T, PE DEP. (Director, NB Consulting Engineers)		Drawing Title:		ROOF STORMWATER DRAINAGE PLAN		D03
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By:		Review:				
LS		SAR				
Date : 19.05.2025		Project:		ALTERATIONS & ADDITIONS		WF
Michael Mach Jo		Client:		22 SUFFOLK AVENUE, COLLAROY		LS
B.E.(Civ), MPA&T, PE DEP. (Director, NB Consulting Engineers)		Drawing Title:		ROOF STORMWATER DRAINAGE PLAN		D03
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By:		Review:				
LS		SAR				
Date : 19.05.2025		Project:		ALTERATIONS & ADDITIONS		WF
Michael Mach Jo		Client:		22 SUFFOLK AVENUE, COLLAROY		LS
B.E.(Civ), MPA&T, PE DEP. (Director, NB Consulting Engineers)		Drawing Title:		ROOF STORMWATER DRAINAGE PLAN		D03
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LEGEND

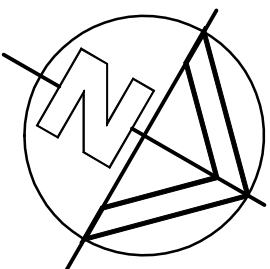
- | | |
|-------|--------------------------------------|
| DP1 ● | 150mm Ø DOWNPIPE TO DISCHARGE TO OSD |
| DP2 ● | 100mm Ø DOWNPIPE TO DISCHARGE TO OSD |
| EG | 200 HALF ROUND EAVES GUTTER |

NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

ROOF STORMWATER DRAINAGE PLAN

SCALE = 1 : 100

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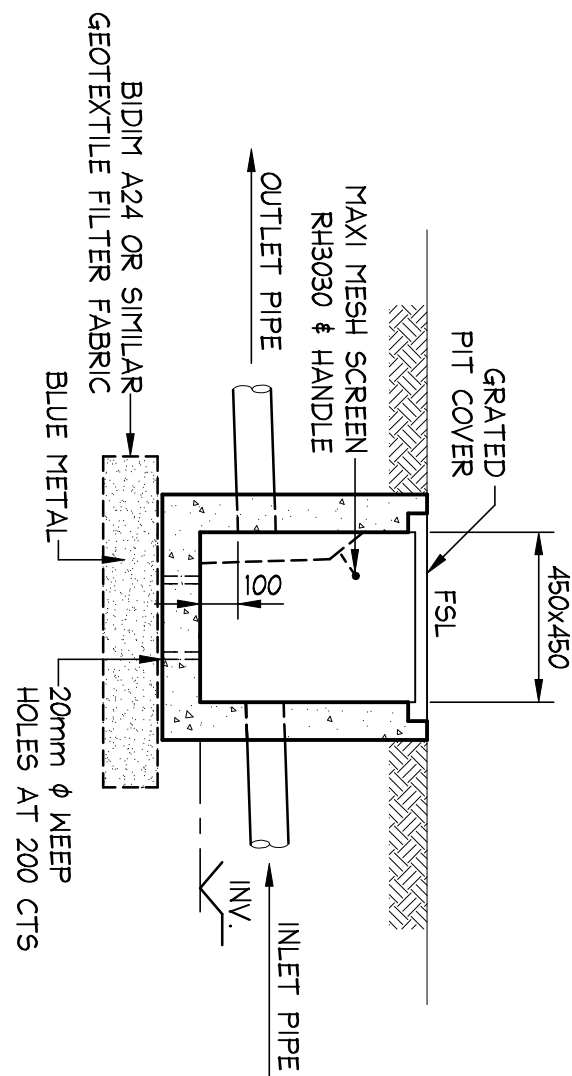
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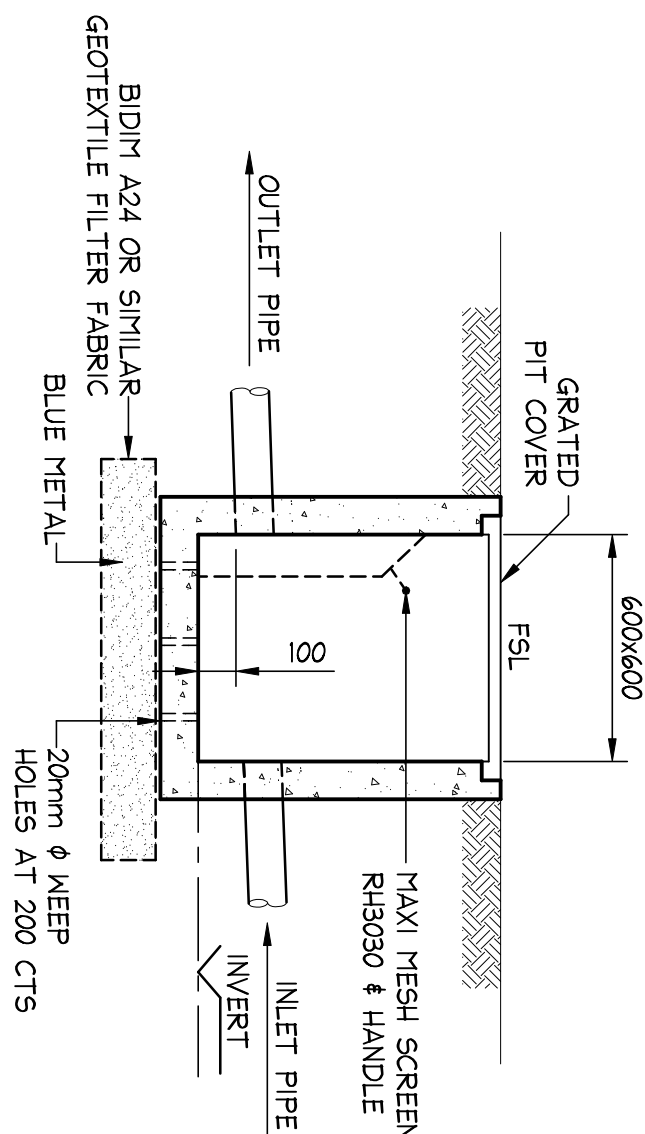
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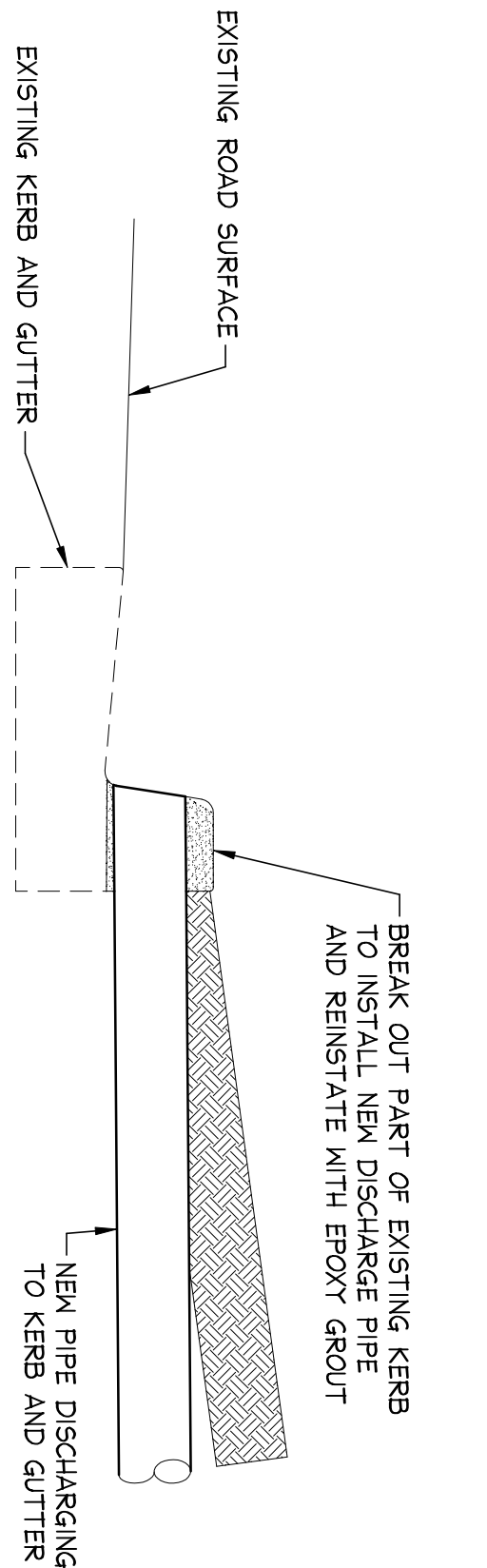
PRECAST OR CAST INSITU PIT
REFER STORMWATER NOTES
ALTERNATE POLYPROPYLENE PIT BY MANUFACTURER

SCALE = 1 : 20



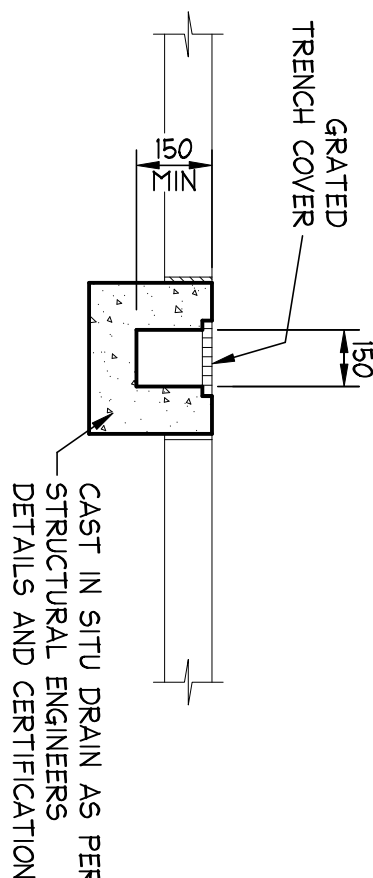
PRECAST OR CAST INSITU PIT
REFER STORMWATER NOTES
ALTERNATE POLYPROPYLENE PIT BY MANUFACTURER

SC



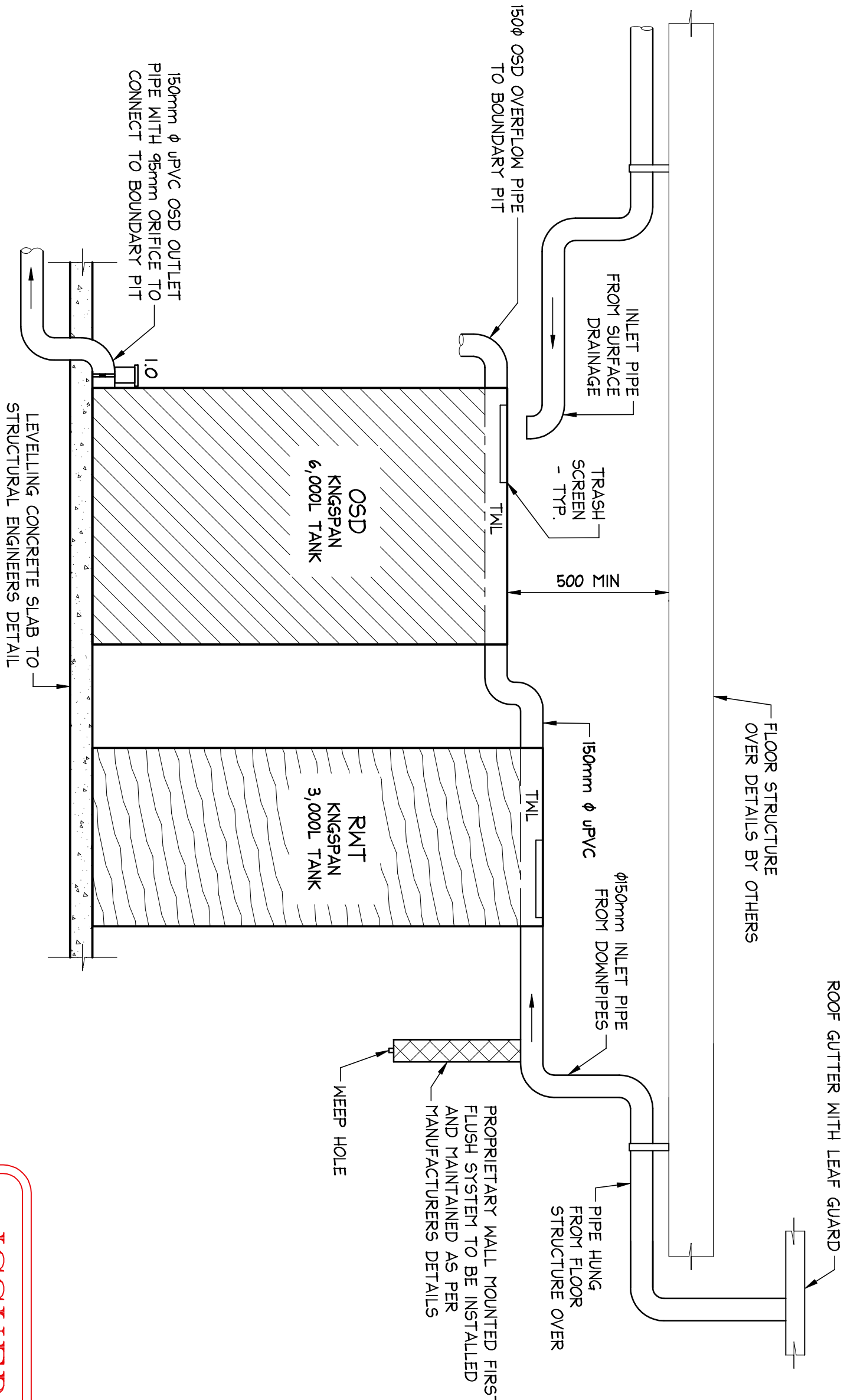
DETAIL OF NEW PIPE INTO
EXISTING KERB AND GUTTER

SCALE = N.T.S.



OR PRECAST GRATED DRAIN BY MANUFACTURER
ALTERNATE POLYPROPYLENE DRAIN BY MANUFACTURER

SCALE = 1 : 20



TYPICAL SECTION OSD & RMT

NOT TO SCALE

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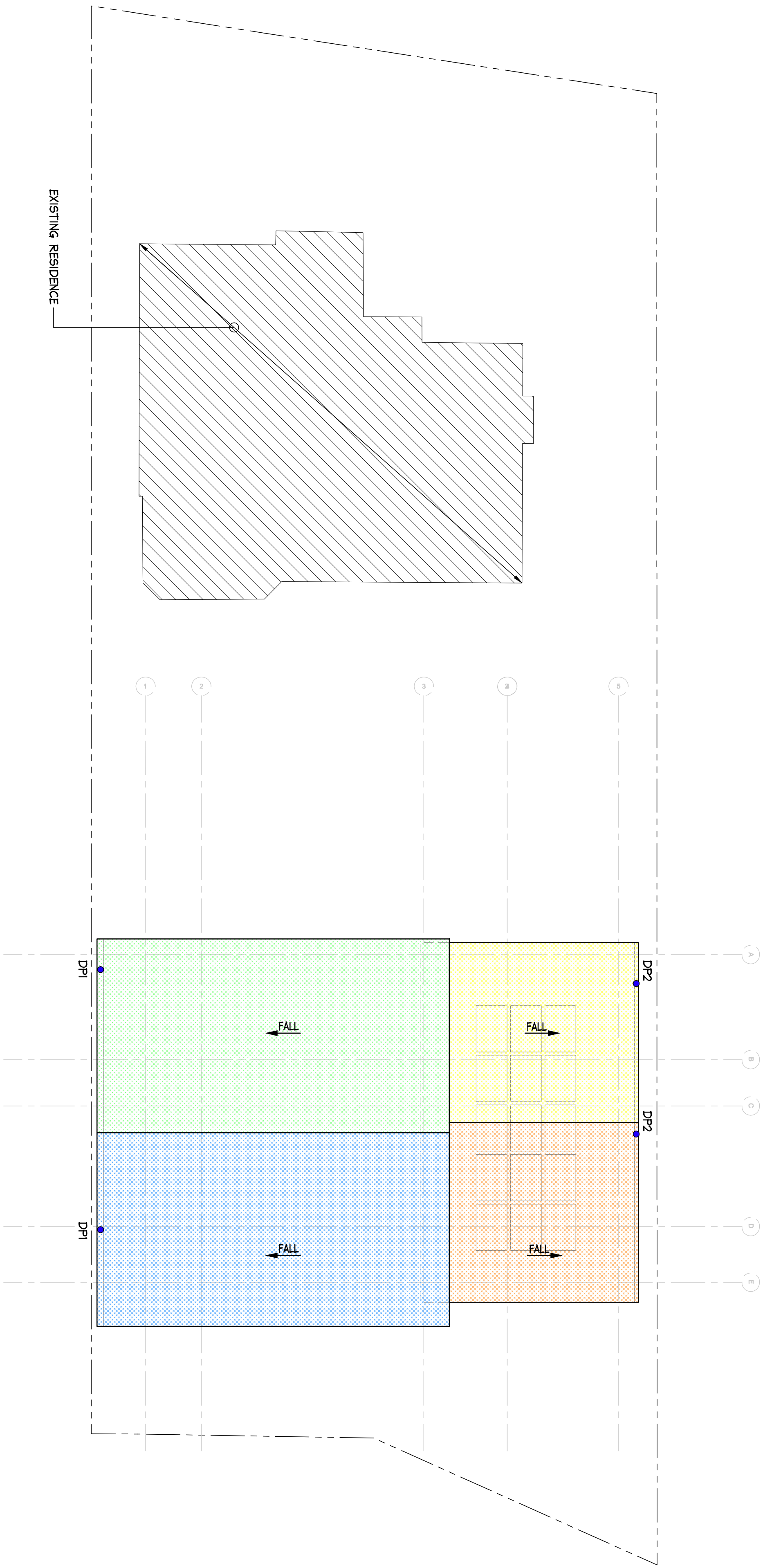
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ROOF CATCHMENT PLAN

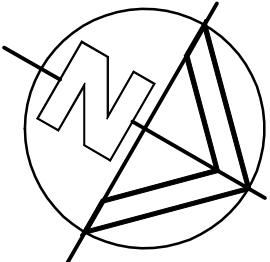
SCALE = 1 : 100

ROOF CATCHMENT TABLE		
KEY	CATCHMENT AREA	AREA TO DOWNPIPE (m²)
1		36.2
2		34.8
3		68.6
4		79.4
TOTAL		210.0
AREA TO RMT		210.0

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Architect:		Project:		Design:		Drawn:	
INCIDENTAL ARCHITECTURE		ALTERATIONS & ADDITIONS 22 SUFFOLK AVENUE, COLLAROY		MF		LS	
Client:		Drawing Title:		Job No:		Drawing No:	
JO HARPER		ROOF CATCHMENT PLAN		181130		D20	
Date:		Issue:		By:		Review:	
19.05.2025		A		LS		SAR	
Description:		ISSUED FOR DA SUBMISSION ONLY - NOT FOR CONSTRUCTION		By:		Review:	
Date : 19.05.2025		Michael Macchjo		B.E.(Civil), MEngng, PRE-DEP.		The copyright of this drawing remains with NB Consulting Engineers	
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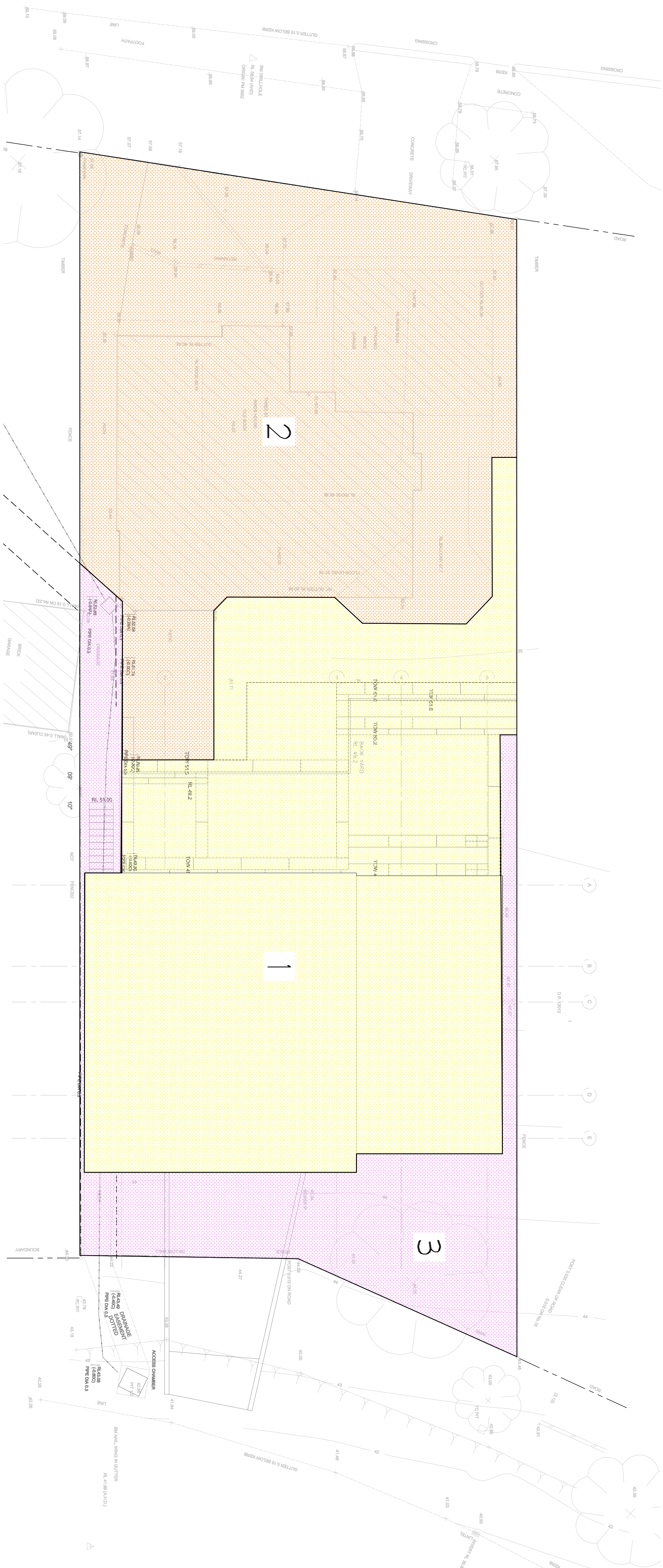
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OSD CATCHMENT PLAN

SCALE = 1 : 100

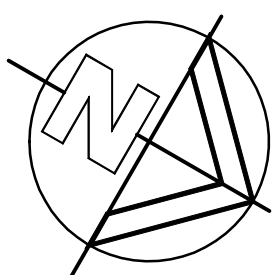
OSD CATCHMENT TABLE		
KEY	CATCHMENT AREA	COMMENT
1	AREA TO OSD: 371m ² (22% IMPERVIOUS)	
2	EXISTING DEVELOPMENT BTPASS: 340m ² (3% IMPERVIOUS)	
3	BTPASS: 124m ² (3% IMPERVIOUS)	

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